

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Mercer County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$10,184,253**

PJ's Size Grouping*: **C**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 27				
% of Funds Committed	91.94 %	95.13 %	25	95.51 %	22	19	
% of Funds Disbursed	90.30 %	85.90 %	9	87.58 %	56	57	
Leveraging Ratio for Rental Activities	0.44	5.07	0	4.86	12	9	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	77.80 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	93.13 %	62.11 %	1	71.17 %	88	90	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.59 %	83.57 %	16	81.54 %	50	55	
% of 0-30% AMI Renters to All Renters***	63.56 %	45.20 %	10	45.68 %	0	81	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.41 %	1	96.19 %	100	100	
Overall Ranking:			In State:	8 / 27	Nationally:	68 69	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$53,581	\$28,202		\$27,510	118 Units	28.30 %	
Homebuyer Unit	\$5,008	\$17,461		\$15,239	188 Units	45.10 %	
Homeowner-Rehab Unit	\$7,914	\$15,837		\$20,932	111 Units	26.60 %	
TBRA Unit	\$0	\$8,053		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Mercer County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$72,311	\$80,689	\$7,914
State:*	\$108,911	\$97,945	\$17,568
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.11

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	67.8	56.4	73.0	0.0
Black/African American:	29.7	28.7	23.4	0.0
Asian:	0.8	0.5	0.9	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.9	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	1.7	13.3	1.8	0.0
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HOUSEHOLD SIZE:

1 Person:	82.2	31.4	52.3	0.0
2 Persons:	16.1	23.9	27.9	0.0
3 Persons:	1.7	22.3	12.6	0.0
4 Persons:	0.0	12.8	3.6	0.0
5 Persons:	0.0	7.4	2.7	0.0
6 Persons:	0.0	1.1	0.9	0.0
7 Persons:	0.0	1.1	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	50.8	61.2	38.7	0.0
Elderly:	36.4	6.9	30.6	0.0
Related/Single Parent:	4.2	12.8	7.2	0.0
Related/Two Parent:	0.0	12.2	5.4	0.0
Other:	8.5	6.9	18.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	5.9	0.0 #
HOME TBRA:	0.0	
Other:	21.2	
No Assistance:	72.9	

of Section 504 Compliant Units / Completed Units Since 2001 36

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Mercer County Consortium

State: NJ

Group Rank: 68
 (Percentile)

State Rank: 8 / 27 PJs

Overall Rank: 69
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	93.13	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.59	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.44	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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